



State of
California



Department of Toxic
Substances Control

Remedial Design Document

FACT SHEET, March 2006

Gas Mitigation System Design Completed for the Central Los Angeles High School #11 and Vista Hermosa Park

The Los Angeles Unified School District's (LAUSD) Central Los Angeles High School #11/Vista Hermosa Park Project (**formerly known as the Belmont Learning Center**) has reached a new milestone in the environmental review schedule. The Remedial Design Document (RDD) and the Operation and Maintenance Plan (OMP) have been reviewed and approved by our agency, the Department of Toxic Substances Control (DTSC).

The proposed School and Park are located at the corner of 1st Street and Beaudry Avenue near downtown Los Angeles. DTSC approved the cleanup plan, known as a Remedial Action Plan (RAP), for the Park in June 2004 and for the School in March 2005. The cleanup plan concluded that a subsurface gas mitigation system should be included in the School and Park construction to mitigate the presence of hydrogen sulfide and methane that were discovered beneath the Site. After construction is complete, on-going Operation and Maintenance of the gas mitigation systems will be conducted by LAUSD and overseen by DTSC, as discussed below.

What is the Remedial Design Document (RDD)?

A general description and conceptual design of the gas mitigation system were part of the approved RAPs for the School and Park. The conceptual design included basic information regarding the system specifications, materials, construction and inspection procedures, operation, maintenance, and cost. Since the completion of the RAPs, final design drawings and specifications have been developed. The RDD consolidates all of the information that supports the final system design into a single document prior to construction of the School and Park.

The RDD includes details of the major components of the system, including the gas barrier system; passive venting systems; sand dispersion layer; air sweep systems; enhanced building ventilation; performance monitoring system; access controls; dewatering system; and the subsurface gas monitoring network, which will continually monitor gas concentrations under the School buildings. For each component, the document describes RAP and permit requirements; performance objectives; materials, construction, and testing considerations; and operation and maintenance considerations.

What is the Operation and Maintenance Plan (OMP)?

The OMP describes detailed procedures for long-term inspection and monitoring of the gas mitigation system. It includes requirements for qualified personnel who must conduct the inspections, the required frequency of the inspections, and the reporting requirements. The inspection and monitoring will be conducted by the LAUSD and reported to DTSC for review under an enforceable agreement.



After construction of the gas mitigation systems, start-up testing will be conducted twice daily for one week to ensure the systems are operating properly. Inspection and monitoring will occur monthly for the first six months, and then quarterly for the following 4.5 years. After five years, a detailed Five Year Review of the overall system will be conducted and reviewed by DTSC. Additional inspection and monitoring will be required if any activities at the Site disturb the system, and after any significant earthquake activity.

When will Construction Begin?

School construction, under contract by LAUSD, will begin in March 2006 and is scheduled to be completed in February 2008. Park construction, under control of the Mountains Recreation and Conservation Authority (MRCA), may begin as early as June 2006 and be completed in May 2007.

Where to Find Site Documents (Technical Reports)

The RDD and the OMP and other site documents are available for your review at the following locations:

Website: www.laschools.org/vista-hermosa

Department of Toxic Substances Control

Regional Records Office

1011 N. Grandview Avenue

Glendale, CA 91201

Contact: Jone Barrio, Phone: (818) 551-2886

Los Angeles Unified School District

Office of Environmental Health and Safety

355 South Grand Avenue, 15th Floor

Los Angeles, CA 90071

Contact: Tom Watson, Phone: (213) 633-8242

Echo Park Branch Library

1410 W. Temple Street, Los Angeles, CA 90026

Phone: (213) 250-7808

Belmont Senior High School, Administration Office

1575 W. 2nd Street, Los Angeles, CA 90026

Phone: (213) 250-0244

Plasencia Elementary School

Administration Office, 1321 Cortez Street

Los Angeles, CA 90026, Phone: (213) 250-7450

Who to Contact for Information

If you have any questions regarding the project, please contact:

Yvette LaDuke, DTSC Public Participation Specialist,

(818) 551-2909, yladuke@dtsc.ca.gov

Stephanie Lewis, DTSC Project Manager,

(818) 551-2847, slewis1@dtsc.ca.gov

Jeanne Garcia, DTSC Media Contact,

(818) 551-2176, jgarcia1@dtsc.ca.gov

Si desea información en español, comuníquese con el: Sr. Javier Hinojosa, Jefe de la Unidad Escolar del DTSC, al (818) 551-2172.

For more information about the DTSC, please visit our web site at www.dtsc.ca.gov.

LAUSD Contacts:

Thomas L. Watson, Project Manager, LAUSD Office

of Environmental Health and Safety, (213) 633-8242

Marina Pérez, LAUSD Community Outreach Office,

(213) 633-3886

Notice to Hearing Impaired Individuals:

TDD users can use the California State Relay Service at 1-888-877-5378 to reach DTSC Public Participation Specialist Yvette LaDuke at (818) 551-2909.

Proposed Central Los Angeles High School #11

